

**MEETING SUMMARY**  
**LAUREL HILL ADAPTIVE REUSE CITIZENS TASK FORCE MEETING**  
MOUNTVERNON GOVERNMENT CENTER,  
2511 PARKERS LANE, ALEXANDRIA, VA22306

JULY 23, 2003/ 7:30 PM

The Laurel Hill Adaptive Reuse Citizen Task Force Meeting was convened at 7:30 p.m., July 23, 2003 at the Mt. Vernon Government Center, Alexandria, VA. The following were present:

**Task Force**

Tim Sargeant (Chair), Robert W. Cosgriff (Vice-Chair), Albert B. Akers, Ellice Amanna,  
Irma A. Clifton, Beverly Cosham, Neal McBride, Dave Patten, Brian Scott Tishuk, Douglas M. Wren, Liz Bradsher (Substitute for Penny Wilkinson)

Phillip A. Niedzielski-Eichner (Absent, but Proxy Support via email)

**Department of Planning and Zoning (DPZ)**

James P. Zook, Jayjeev Hada

**EDAW**

Paul Moyer

**Item I: Discussion by Supervisor Gerry Hyland and County Executive Tony Griffin about the Adaptive Reuse Planning Process**

Chairman Sargeant opened the meeting by thanking everyone for their presence, and discussed the following major achievements to date:

1. Completion of five public input meetings.
2. Endorsement and transmission of the Lorton Arts Foundation proposal to the Board of Supervisors for acceptance;
3. Establishment of a collaborative working relationship with the Fairfax County Park Authority
4. Development of a Mission Statement and Principles to guide the Task Force and help citizens understand how recommendations are made. Sargeant also referenced a set of recommendations and draft schedule for the remainder of the adaptive reuse planning process that had been e-mailed to Task Force members prior to the July 23 meeting.

Tony Griffin, County Executive, and Gerry Hyland (Supervisor, Mount Vernon District) indicated support for the recommendations and schedule.

In response to a previous request, Supervisor Hyland reviewed a memo from the County Attorney's Office. The memo was a response to an opinion sought by Supervisor Hyland from the County Attorney David P. Bobzien regarding DPZ interpretation of the Comprehensive Plan of Laurel Hill. The inquiry and the opinion are provided below.

"INQUIRY:

Whether non-County, nonprofit supported housing would be a legitimate use for the Laurel Hill Community Planning Sector ("Laurel Hill Site") even though there is no reference in The Comprehensive Plan for Fairfax County, Virginia ("Comprehensive Plan "), to residential uses for the adaptive reuse areas of the site.

COUNTY ATTORNEY'S OPINION:

No. The adaptive reuse areas in the Laurel Hill Site are planned for only the following uses: cultural arts, governmental, non-hospital institutional, and public institutional uses, parks, and open space. The adaptive reuse areas are not planned for non-County, nonprofit supported residential uses unless they qualify as, or are accessory to, one of the uses listed above."

**Item II-Review and Vote on Recommendations and Schedule for the Adaptive Reuse Planning Process**

***Recommendations***

Chairman Sargeant presented the recommendations and draft schedule prepared for Task Force review. These were:

1. Instruct EDAW to initiate a market/potential use analysis of the Central/Maximum site. This analysis would develop new data that is independent of current adaptive reuse information, and may contribute to the development of concepts or proposals for the site. The analysis would help determine what uses may be economically viable for the site.
2. The Task Force and DPZ should make arrangements with the Urban Land Institute (ULI) for a 1-2 day planning exercise. ULI will use the market analysis developed by EDAW and input from Task Force to produce preliminary concepts for the Central/Maximum site which may be accepted, rejected or amended by the Task Force. In addition, the Task Force may develop concepts for the site.
3. Instruct EDAW to conduct a second market/potential use analysis following the Adaptive Reuse Task Force's selection of preliminary concepts developed during the ULI planning exercise. The second market analysis would help determine the economic viability of the preliminary concepts.
4. Instruct EDAW to develop an outreach programs to identify partners for public/private partnerships, using the preliminary concepts, and market/potential use analysis from the previous stages.
5. DPZ and Task Force should coordinate with the County Executive to review and amend the EDAW contract as may be necessary to carry out the assignments listed in items 1-4 and other activities as needed.
6. Task Force members should adopt the schedule dated July 23, 2003 that identifies next steps in the adaptive reuse planning process.

During discussion, the Task Force members agreed to vote on the schedule and the recommendations simultaneously. In addition, Task Force members stressed the need to carry out the process in a deliberative manner that will include public input.

*Schedule*

Chairman Sargeant presented the following proposed Task Force schedule:

**July 23:** Task Force adopts Recommendations and Schedule.

**August:** No meetings scheduled during the month.

**Sept. 6:** A site visit to the Central/Maximum facility with review of the EDAW structures analysis and discussion of adjacent development.

**Sept. 25:** Task Force meets to consider EDAW's first market/potential use analysis

**Oct 1-15:** Urban Land Institute interviews Task Force in preparation for ULI planning exercise. ULI conducts planning exercise (Final date to be determined).

**Nov. 6:** ULI delivers preliminary land use concepts to the Task Force.

**Nov 20:** Task Force discusses the concepts and revises as desired. Task Force recommendations regarding preliminary concepts are forwarded to EDAW for a second market/potential use analysis.

**Dec. 18:** EDAW presents report about market/potential use analysis of preliminary concepts. The presentation will include a report on the outreach program to identify potential partners.

**Jan 8:** Task Force discussion with EDAW in preparation for one-day planning workshop.

**Jan 17:** Task Force, DPZ staff and EDAW members conduct workshop to develop final concepts.

**Jan 20:** EDAW presents concepts developed during the workshop.

**Feb 7, 14, 21 or 28 (total two meetings):** Two public meetings take place to review concepts for the adaptive reuse area and seek public input. First meeting to take place at the County Government Center and the second meeting at the Silverbrook Elementary School.

**Feb 12:** Task Force meets to discuss the concepts and recommendations with Northern Virginia Regional Park Authority, Fairfax County Park Authority, Fairfax County Department of Public Works and Fairfax County Public School representatives.

**March 4:** Task Force meets to review public input and holds preliminary vote concerning concepts and recommendations.

**March 18:** Task Force meets for a final vote concerning concepts and recommendations.

**End of March:** Adaptive Reuse planning concepts and recommendation are delivered to BOS.

The Task Force voted unanimously to accept recommendations and the schedule as presented by the Chairman. The motion was offered by Ellice Amanna and seconded by Douglas Wrenn.

**Item III-Discussion and Identification of non-Historic Buildings in the Central/Maximum site that are Scheduled for Demolition**

DPZ Director James P. Zook provided a brief history of Laurel Hill and an update of the status of the development of the South County High School, the golf course, and the Spring Hill Senior Campus. Mr. Zook mentioned that the proffers associated with private development generated one million dollars for the Park Authority.

Using slides, Mr. Zook located and described the condition of the various non-historic buildings under contract for demolition, and the relationship of the buildings to those structures that contribute to the Lorton Historic District.

Built between the 1960s and the 1990s, these buildings are scattered throughout the Central/Maximum site. Demolition of these structures will improve line of site and access to prison structures having significant historical value and to the surrounding development. Because the demolition will be carried out by KSI as part of clearing and grading for the Spring Hill development, the County will save between \$400,000 to 600,000. In addition to demolition, the contract requires grading to restore the area back to its natural state, removal of steam pipes, asbestos etc. The demolition does not include the water tower.

Task Force members questioned the planned demolition of structures R-43 which is the school building. Some members of the Task Force questioned whether it could be used for a community purpose. In response, Mr. Zook said its location is the main issue because, like other structures that will be removed, it obstructs line of sight, access, circulation, and open space.

Mr. Zook explained that a planned trail will be located along the boundary rather than through the center of the Central/Maximum site, because this alignment will avoid conflicts with site development. The development of stops along the trail would allow the public to view the prison site.

The motion in favor of demolishing buildings P-01A, P-11, P-15, P-17, P-18, P-19, P-23, P26, R-43, and R-81 passed after further discussion by a vote of 9-1. The motion was made by Neal McBride and seconded by .....

**Item IV-Information about Proposed Urban Land Institute Planning Exercise**

Mr. Zook distributed four items for discussion:

1. Sample Briefing Book Outline from the Urban Land Institute (ULI);
2. Description of Task Force expectations from ULI;
  - a) evaluate potential reuse options;
  - b) recommend process to implement the concept;
3. Proposed topics for panel discussion and recommendations;
4. The proposed agenda from ULI. This process would include participation of architects, financial planners, land use planners etc.

Prior to the Planning Exercise, ULI planners will tour the Laurel Hill site and receive pertinent data, such as the Laurel Hill Comprehensive Plan, the EDAW market analysis, information about the Park Authority proposals for Laurel Hill, information about adjacent development and the Task Force Mission Statement and Principles. ULI planners also will interview the Adaptive Reuse Citizens Task Force. During the exercise, Task Force and DPZ representatives will observe and be

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available to answer questions from the ULI panel. The ULI panel will produce one or more preliminary concepts. ULI will deliver the concepts at the Nov 6, 2003 Task Force meeting.

Chairman Sargeant asked Paul Moyer of EDAW if the data to be used for the market/potential use analysis will be the most current available rather than derived from other studies. Paul confirmed that it would be current market data and independent of the ideas and proposals the Task Force has received thus far.

Task Force member Douglas Wren presented his view that there is the need for the involvement of additional experts during the ULI planning exercise. Mr. Zook added that if such expertise is needed, the appropriate experts need to be identified as soon as possible. Doug will provide the names of such experts to DPZ and report back to the Task Force.

After discussing the contents of the briefing book to be prepared for ULI, Mr. Zook stated that other staff who will be participating in the ULI effort will include will be Charlene Fuhrman-Schultz, Marianne Gardner, and Barbara Byron.

Task Force member Neal McBride commented that the Comprehensive Plan recommendations include educational uses for the Central Maximum site. Mr. Zook replied that the task force has the latitude to recommend alternatives to the current Plan recommendations for the adaptive reuse areas. If for example, market analysis and other information suggest that alternate uses are appropriate, then consideration can be given to whether a Comprehensive Plan amendment should be recommended.

Voting on the ULI exercise was not needed.

### **Item V-Communications/Miscellany**

Chairman Sargeant recommended improvements to the county government's Laurel Hill Web site, such as placing a direct link to the Adaptive Reuse and Park Authority Homepages. Sargeant will work with county staff during the month of August to implement changes to the Laurel Hill Web sites.

Marianne Gardner and Charlene Fuhrman Schultz of the county's Department of Planning and Zoning have been assigned to coordinate the adaptive reuse planning process with the Task Force and serve as the county's public contacts for the project.

The next Task Force Chairman's Report to the Board of Supervisors will be produced shortly after the July 23 meeting.

Next Task Force Meeting will be the Sept. 6 tour of the Central/Maximum facilities with EDAW and County staff.

**Meeting adjourned.**